

# KRINJAL S. AHUJA

BA., LLM  
ADVOCATE HIGH COURT

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## FORMAT -A

(Circular No:- 28/2021)

To

M/s. Adityaraj Enterprises NX

## LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to Plot of Land bearing CTS No.355 (PART), Survey No. 113(PART), Admeasuring area about 954 Sq mtr Situated at Tagore Nagar, Arunodaya Co-op Housing Society Ltd, Building - 39 of Village - Hariyali, Taluka-Kurla. Vikroli (East). Mumbai- 400083. (hereinafter referred as "the Said Plot")

**Ref:** 1. Search Report for 30years (year 1991-2021) dated 29<sup>th</sup> June, 2021 by Search Clerk Swapnil More.

2. Search fee challan GRN no. MH002953540202122E dated 29<sup>th</sup> June, 2021

I have investigated the title of the said plot on the request of Developer M/s. Adityaraj Enterprises NX and following documents i.e.:-

1. **Description of the Property:** Plot of land bearing CTS No.355 (PART), Survey No. 113(PART), Admeasuring area about 954 Sq mtr Situated at Tagore Nagar, Arunodaya Co-op Housing Society Ltd, Building - 39 of Village - Hariyali, Taluka- Kurla.Vikroli (East). Mumbai- 400083 (hereinafter referred as "the Said Plot")
2. **The List of documents inspected:**
  - a. Search Report for 30years dated 29<sup>th</sup> June, 2021 by Search Clerk Swapnil More.

- b. Development Agreement dated 25<sup>th</sup> January, 2021 registered at the Sub-Registrar of Assurances, Kurla bearing Document Registration serial no. KRL - 1/1630/2021.
- c. Registered Power of Attorney registered at the Sub-Registrar of Assurances on 25<sup>th</sup> January, 2021, Kurla 1, bearing Document Registration serial no. KRL-1/1632/2021.

2/- On perusal of the above mentioned documents relating to title of the said plot, I am of the opinion that the title of the Developer M/s. Adityaraj Enterprises NX, is clear, marketable and without any encumbrances vide Development Agreement registered at the Sub-Registrar of Assurances between Tagore Nagar Arunodaya Co-operative Housing Society Ltd, Building no.39 through its members and M/s. Adityaraj Enterprises NX (Developer) through its partners, registered at Kurla- 1 vide Document Registration no. KRL - 1/1630/2021, Development Agreement registered at the Sub-Registrar of Assurances between Tagore Nagar Arunodaya Co-operative Housing Society Ltd, through its members and M/s. Adityaraj Enterprises NX (Developer) through its partners, registered at Kurla- 1 vide Document Registration no. KRL - 1/7496/2021 and Registered Power of Attorney registered at the Sub-Registrar of Assurances on 25<sup>th</sup> January, 2021 by Tagore Nagar Arunodaya Co-operative Housing Society Ltd, Building no.39 through its members in favor of M/s. Adityaraj Enterprises NX (Developer) at Kurla - 1 vide Document Registration Serial no. KRL-1/1632/2021.

Owner of the land

1. Maharashtra Griha Nirman Bhavan, Mumbai CTS No. 355 (Part) (As per Property card)

3/- The Search report and Power of Attorney reflecting to flow of the title of the Developer on the said Plot is enclosed herewith as Annexure -"A-Colly".

Encl: Annexure -"A-Colly".

Krinjal S. Ahuja  
Advocate High Court  
Mob: 9594788326  
8652454465

Date: 01.07.2021